

MEETING OF THE COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS

2019 OCT -1 AM 9:48

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TUESDAY, OCTOBER 15, 2019, AT 10:00 A.M.
CITY COUNCIL CHAMBERS, CITY HALL

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Approval of Rule 45 Minutes
- III. Deferred Items
- IV. Public Commentary
- V. New Business
- VI. Adjournment

Each person participating in public comment shall have up to four minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

Items on this Agenda
Appear in Numerical Order,
According to Ward

NO. A-8485 (13th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5763

Common Address: 6453-6459 S. Lavergne Avenue and 6448-6458 S. Lavergne Avenue

Applicant: Alderman Marty Quinn

Change Request: B3-1, Community Shopping District to RS-2, Residential Single-Unit (Detached House) District

NO. A-8486 (19th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5773

Common Address: 11060 S. Western Avenue

Applicant: Alderman Matt O'Shea

Change Request: B3-1, Community Shopping District to B1-1, Neighborhood Shopping District

NO. A-8488 (28th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5799

Common Address: 932 South Oakley Boulevard

Applicant: Alderman Jason C. Ervin

Change Request: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-2, Community Shopping District

NO. A-8492 (30th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5470

Common Address: 2700-2740 N. Central Avenue and 5549-5601 W. Diversey Avenue

Applicant: Alderman Ariel Reboyras

Change Request: B3-1, Community Shopping District and C1-1, Neighborhood Commercial District to B1-1 Neighborhood Shopping District

NO. 20142-T1 (1st WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6806

Common Address: 906 N. Ashland

Applicant: 906 N. Ashland Condominium Association

Owner: 906 N. Ashland Condominium Association

Attorney: Thomas S. Moore

Change Request: B1-2, Neighborhood Shopping District to B1-3, Neighborhood Shopping District

Purpose: The applicant wishes to rezone the property in order to convert the 4th floor exterior open balcony to interior living space, adding approximately 160 sq. ft. of livable space to Unit B of the existing 4-story mixed-use building.

NO. 20152 (1st WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6856

Common Address: 1420 North Milwaukee Avenue

Applicant: Albany Bank & Trust Co. Trust No. 11-5124, Dated March 10, 1999

Owner: Albany Bank & Trust Co. Trust No. 11-5124, Dated March 10, 1999

Attorney: Law Offices of Samuel V.P. Banks

Change Request: B3-2, Community Shopping District to B3-3, Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the location and establishment of four (4) additional dwelling units - for a total of eight (8) dwelling units, within the existing three-story mixed-use (commercial-residential) building, at the subject site.

NO. 20166-11 (1st WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6873

Common Address: 2418-2428 North Milwaukee Avenue

Applicant: GW Logan Square LLC

Owner: GW Logan Square LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: C2-2, Motor Vehicle-Related Commercial District to C1-5 Neighborhood Commercial District

Purpose: The Applicant is seeking a Zoning Change in order to allow for the rehabilitation and reuse of the existing five-story industrial (storage) building, as well as to permit the erection of a new five-story lateral addition onto said building, at the subject site. Upon completion, the newly rehabilitated and expanded building will contain occupiable space for retail, commercial and office uses, as well as off-street vehicular parking for tenants and patrons.

NO. 20167 (1st WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6874

Common Address: 1460 North Milwaukee Avenue

Applicant: 1460 N Milwaukee LLC

Owner: 1460 N Milwaukee LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: B3-2, Community Shopping District to B3-3, Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the location and establishment of five (5) dwelling units, on and between the 2nd and 3rd Floors, of the existing three-story building, at the subject site. There will continue to be a single commercial-retail unit, on the 1st Floor of the existing building.

NO. 20146 (2nd WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6810

Common Address: 1854 West Iowa Street

Applicant: Aaron Bilton

Owner: Aaron Bilton

Attorney: Gordon & Pikarski

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5, Residential Multi-Unit District

Purpose: The Applicant seeks to build an addition onto the existing building.

NO. 20177 (2nd WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6839

Common Address: 213 West Schiller Street

Applicant: The Catherine Cook School

Owner: Cobblesquare Place Associates

Attorney: Law Offices of Samuel V.P. Banks

Change Request: Residential-Business Planned Development No. 301 to Residential-Business Planned Development No. 301, *As Amended*

Purpose: The Applicant is seeking to amend the existing Planned Development No. 301, and the uses permitted and prescribed therein, in order to establish three (3) auxiliary classrooms within the existing three-story building, generally located at 1338 North Wells and 211 West Schiller Street, which is located within the boundaries of the Cobbler Square Development (PD 301).

NO. 20139 (4th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6820

Common Address: 1330 E. 53rd Street

Applicant: Enterprise Leasing Company of Chicago, LLC

Owner: Blue Atlantic 53rd Street, LLC

Attorney: Amy Kurson, Reyes Kurson, Ltd.

Change Request: Planned Development 1218 to Planned Development 1218, *as amended*

Purpose: Change to the use of Planned Development 1218 to permit operation of indoor Light Equipment Sales/Rental on the property.

NO. 20143 (6th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6807

Common Address: 954 West 71st Street

Applicant: Willie Carter

Owner: Willie Carter

Attorney:

Change Request: RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to
B2-1, Neighborhood Mixed-Use District

Purpose: Rezoning in order to establish retail deli and food store.

NO. 20133 (8th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6825

Common Address: 7541 S. Ellis

Applicant: Jesse Hinton

Owner: Jesse Hinton

Attorney: Richard E. Zulkey & Associates

Change Request: RS-3, Residential Single-Unit (Detached House) District to RM-4.5,
Residential Multi-Unit District

Purpose: To properly zone existing two-story, four-unit apartment building with three
existing parking spaces by complying with bulk requirements of the zoning
code.

NO. 20159-T1 (11th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6855

Common Address: 3122-28 South Benson Street

Applicant: BENSEN PLACE LLC

Owner: BENSEN PLACE LLC

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: M2-3, Light Industry District to RT4, Residential Two-Flat, Townhouse and
Multi-Unit District

Purpose: To allow residential use of the subject property in order to build a
townhouse development; there will be 3 townhouse buildings, each with 6
dwelling units, for a total of 18 dwelling units at the subject property.

NO. 20162-T1 (11th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6871

Common Address: 2919-29 South Halsted Street

Applicant: MBZ PROPERTIES, LLC

Owner: MBZ PROPERTIES, LLC

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: M1-2, Limited Manufacturing/Business Park District to B3-2, Community Shopping District

Purpose: To allow an interior expansion of the existing 4,500 square foot day care center within the existing building, for a total of 14,829 square feet of day care floor area.

NO. 20180-T1 (11th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6850

Common Address: 3849-3853 South Union Avenue

Applicant: Vision Group Investments, LLC

Owner: Vision Group Investments, LLC

Attorney: Paul Kolpak

Change Request: M2-3, Light Industry District to B2-2, Neighborhood Mixed-Use District

Purpose: To subdivide the existing lot of record into 3 separate zoning lots to construct three (3) new residential single family homes.

NO. 20156-T1 (12th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6867

Common Address: 2720 West Cermak Road

Applicant: Florin Pavel

Owner: Florin Pavel

Attorney: Rolando Acosta

Change Request: B3-2, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: To construct a front four-story addition and add one residential dwelling unit.

NO. 20197 (13th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6844

Common Address: 5401-5459 West 64th Place; 6435-6459 South Linder Avenue; 5400-5458 West 65th Street; and 6434-6458 South Long Avenue

Applicant: The Public Building Commission of Chicago

Owner: City of Chicago in Trust for Schools on behalf of the Board of Education

Attorney: Carol D. Stubblefield, Neol & Leroy, LLC

Change Request: RS2, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District and then to on Institutional Planned Development.

Purpose: Mandatory Planned Development for development of land to be used for schools on sites with a net site area of 2 acres or more, Chicago Zoning Ordinance Section 17-8-0506.

NO. 20168 (21st WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6875

Common Address: 1000 West 94th Street

Applicant: Gregory T. Semmer

Owner: Songamon Industrial, LLC

Attorney: Thomas S. Moore

Change Request: M1-1, Limited Manufacturing/Business Park District to M2-1, Light Industry District

Purpose: The applicant wishes to rezone the property in order to allow the open yard space, approximately 20,000 sq. ft., to be used as an exterior contractor storage yard for a landscaping services-use in the existing 1-story commercial building.

NO. 20171 (25th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6830

Common Address: 1653 S. Throop Street

Applicant: Veronica Chavez

Owner: Veronica Chovez

Attorney: Rolando Acosta

Change Request: C1-2, Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District

Purpose: To add two residential units to the existing building.

NO. 20135-T1 (25th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6816

Common Address: 225 West Alexander Street

Applicant: Sunny Leon

Owner: Sally Mei, a.k.a. Muchang Me and Zhen Mei, a.k.a. Zhenzhen Jian

Attorney: Thomas S. Moore

Change Request: RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-3, Neighborhood Mixed-Use District

Purpose: The applicant seeks to construct a proposed 3-story, 3 dwelling unit building.

NO. 20178 (25th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6832

Common Address: 2801 South Ashland Avenue

Applicant: 2841 S. Ashland, LLC

Owner: 2841 S. Ashland, LLC

Attorney: Thomas S. Moore

Change Request: Planned Manufacturing District No. 11, Subarea A to a Waterway Planned Development

Purpose: 2841 S. Ashland LLC's new Food Processing and Cold Storage Facility site is on the Chicago River.

NO. 20144-T1 (26th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6808

Common Address: 3200 West Armitage Avenue

Applicant: Elsewhere, LLC

Owner: EDJ Investments, LLC

Attorney: Thomas J. Murphy

Change Request: C1-1, Neighborhood Commercial District to C1-3, Neighborhood Commercial District

Purpose: To allow the expansion of the existing accessory use outdoor patio that serves the adjacent existing tavern at 3204-06 W. Armitage Avenue.

NO. 20164 (27th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6859

Common Address: 1101-25 West Carrall Ave./312-28 North Aberdeen St./313-29 North May St.

Applicant: City Technology Center, LLC

Owner: May Associates, LLC

Attorney: Michael Ezgur

Change Request: M2-3, Light Industry District to DX-7, Downtown Mixed-Use District and then to a Business Planned Development

Purpose: The Property is located in the downtown expansion area allowing for the purchase of Neighborhood Opportunity Fund Bonus required for construction of the proposed new mixed use, commercial building.

NO. 20169 (27th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6860

Common Address: 400 N. Aberdeen

Applicant: Trammell Crow Chicago Development, Inc.

Owner: Trammell Crow Chicago Development, Inc.

Attorney: Rich Klawiter & Katie Jahnke Dale - DLA Piper LLP (US)

Change Request: M2-1 and M2-3 Light Industry Districts to DX-5 Downtown Mixed-Use District then to a Business Planned Development

Purpose: Mandatory Planned Development pursuant to Section 17-8-0514 (Bonus Floor Area)

NO. 20179 (27th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6847

Common Address: 308-38 South Green Street/832-42 West Van Buren Street

Applicant: VGREENLOT, LLC

Owner: V322GREEN, LLC

Attorney: Michael Ezgur

Change Request: DX-5, Downtown Mixed Use District to DX-7, Downtown Mixed Use District

Purpose: To develop the surface parking lot into a new thirteen-story commercial building with ground floor commercial use and office use above ground floor.

NO. 20190 (27th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6827

Common Address: 808 North Cleveland Avenue

Applicant: DAC Developments, LLC

Owner: RH Chicago, LLC

Attorney: Edward J. Kus/Taft Stettinius & Hollister LLP

Change Request: Residential Business Planned Development 447, A-1A to Residential Business Planned Development 447, as amended.

Purpose: Change in use in Subarea A-1A from multi-unit residential to hotel with retail on the ground floor.

NO. 20193 (27th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6836

Common Address: 934 N. North Branch

Applicant: 934 Partners, LLC

Owner: 934 Partners, LLC

Attorney: Rich Klawiter & Katie Jahnke Dale - DLA Piper LLP (US)

Change Request: Planned Manufacturing District No. 3 to Waterway-Business Planned Development, as amended

Purpose: Mandatory Planned Development pursuant to Section 17-8-0509 (development along waterways).

NO. 20191 (27th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6828

Common Address: 301-313 West North Avenue/1544-1566 North North Park Avenue

Applicant: 301 W. North Avenue, L.P.

Owner: 301 W. North Avenue, L.P.

Attorney: Bernard I. Citron/Thompson Coburn, LLP

Change Request: B3-5, Community Shopping District to Residential Business Planned Development

Purpose: Applicant seeks to rezone the property to establish a Residential Planned Development with 78 residential units, 4,300 square feet of ground floor commercial space, and 31 parking spaces, which is 90.0 feet, 6.0 inches tall.

NO. 20141 (28th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6805

Common Address: 2735 West Polk Street

Applicant: 2735 West Polk, LLC

Owner: 2735 West Polk, LLC

Attorney: Thomas S. Moore

Change Request: RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to RM-4.5, Residential Multi-Unit District

Purpose: The applicant wishes to add a 3rd story addition to the existing 2-story building in order to allow for an additional dwelling unit, for a new total of 4 dwelling units.

NO. 20184 (28th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6846

Common Address: 711 South Loomis Street

Applicant: Varughese Philip

Owner: Varughese Philip

Attorney: Law Offices of Samuel V.P. Banks

Change Request: RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to RM-4.5, Residential Multi-Unit District

Purpose: The Applicant is seeking to bring into compliance, by meeting the minimum lot area requirement, an existing third dwelling unit, which is located within the basement of the existing two-story multi-unit residential building.

NO. 20196 (28th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6843

Common Address: 731-799 South Washtenaw Ave./2605-59 West Harrison St

Applicant: Chicago Hope Academy/Chicago Lions Charitable Organization

Owner: Chicago Hope Academy

Attorney: Graham C Grady c/o Taft, Stettinius & Hollister LLP

Change Request: M1-1, Limited Manufacturing/Business Park District & C3-1, Commercial, Manufacturing & Employment District to C3-1, Commercial, Manufacturing & Employment District then to an Institutional Planned Development

Purpose: The Applicants plan to develop the property with an interactive community and school campus, which will include a new 3-story school building with indoor gymnasium, two (2) community athletic fields, a 2-story field house, existing multi-sport field and track facilities and the existing 2-story building, which will continue to operate as Quest Multisport. As the property exceeds 2 acres in size, a mandatory Planned Development is required in order to permit the proposed school campus.

NO. 20149 (30th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6813

Camman Address: 3538 North Lowell Avenue

Applicant: Rafael Szymanski

Owner: Rafael Szymanski

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: RS3, Residential Single-Unit (Detached House) District to RM4.5, Residential Multi-Unit District

Purpose: To comply with the minimum lot area and maximum floor area to build a new 3 story, 6 dwelling unit residential building.

NO. 20151-T1 (30th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6815

Camman Address: 3214-16 North Karlov Avenue

Applicant: AFLA Chicago, Inc.

Owner: All Chicago, Inc.

Attorney: Michael Ezgur

Change Request: RS-3, Residential Single-Unit (Detached House) District to RM-5, Residential Multi-Unit District

Purpose: To construct a four-story residential building with eight dwelling units.

NO. 20157-T1 (30th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6868

Camman Address: 3654-56 W. Belmont Avenue

Applicant: Wilmot Construction, Inc.

Owner: Wilmot Construction, Inc.

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: B1-1, Neighborhood Shopping District to B3-3, Community Shopping District

Purpose: To comply with the minimum lot area and maximum floor area to build a new 4-story, mixed-use building with commercial on the ground floor and 9 dwelling units on the upper floors

NO. 20163 (30th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6865

Common Address: 3644 West Belmont Avenue

Applicant: Grzegorz Szejkowski

Owner: Grzegorz Szejkowski

Attorney: Hector Morales (Law Office of Hector Morales, P.C.)

Change Request: B1-1, Neighborhood Shopping District to B2-2, Neighborhood Mixed-Use District

Purpose: Plan to add additional floor to existing two-story building. Proposed third floor addition to convert into three dwelling units.

NO. 20172-T1 (30th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6831

Common Address: 3612 North Cicero Avenue

Applicant: G7 Investment, LLC-Series D

Owner: G7 Investment, LLC-Series D

Attorney: Daniel G. Lauer, Esq.

Change Request: B3-1, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: To construct a 4-story building with a commercial storefront on the ground floor and three residential dwelling units above.

NO. 20173-T1 (30th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6838

Common Address: 2748-50 North Austin Avenue

Applicant: Margarita Rosario

Owner: Margarita Rosario

Attorney: Daniel G. Lauer, Esq.

Change Request: B3-1, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: To legalize the existing use of the two basement units at the property which would allow for the conversion from four (4) dwelling units to six (6) total dwelling units and to meet the required minimum lot area.

NO. 20138 (31st WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6819

Common Address: 5259 West Roscoe

Applicant: Kim Conlon

Owner: Kim Conlon

Attorney: Schain Banks Law

Change Request: RS-3, Residential Single-Unit (Detached House) District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The purpose of the rezoning is to renovate the interior of the existing building to allow for 2 dwelling units on the first floor and 1 dwelling unit on the second floor for a total of 3 residential dwelling units and 3 parking spaces with a rooftop deck on the existing attached garage.

NO. 20153-T1 (32nd WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6861

Common Address: 2443 North Clybourn Avenue

Applicant: I.L. Properties LLC

Owner: I.L. Properties LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: RM-5, Residential Multi-Unit District and M1-2, Limited Manufacturing/Business Park District to RM-4.5, Residential Multi-Unit District

Purpose: The Applicant is seeking to raze the existing non-conforming building and to improve the site with a new three-story multi-unit residential building.

NO. 20165-T1 (32nd WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6872

Common Address: 1601 N. Western Avenue

Applicant: GW North & Western, LLC

Owner: GW North & Western, LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: B3-2, Community Shopping District and M1-2, Limited Manufacturing/Business Park District to B3-2, Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the location and establishment of new one-story retail building and a new one-story retail-office building, plus a surface parking lot, at the subject site - which such site is presently split-zoned.

NO. 20170 (32nd WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6862

Common Address: 2501 N. Damen Avenue/1880 W. Fullerton Avenue /2417 N. Elston Avenue

Applicant: Drive Shack Chicago LLC

Owner: Vienna Beef Ltd. and Exoho Associates Limited Partnership

Attorney: Paul Shadle & Liz Butler - DLA Piper LLP (US)

Change Request: C1-3, Neighborhood Commercial District and C3-3, Commercial, Manufacturing & Employment District to C3-3, Commercial, Manufacturing & Employment District then to a Waterway Planned Development

Purpose: To authorize the construction and operation of a 3-story commercial building containing entertainment: sports and recreation, participant (indoor and outdoor); eating and drinking establishments; and other commercial uses; Mandatory Planned Development pursuant to Section 17-8-509-A (Development Along Waterways)

NO. 20195 (32nd WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6842

Common Address: 1838-1842 N. Elston Avenue/1839-1843 N. Besly Court

Applicant: 1838 Elston Avenue LLC

Owner: 1838 Elston Avenue LLC

Attorney: Katriina S. McGuire

Change Request: M3-3, Heavy Industry District to B3-3, Community Shopping District
then to Residential Business Planned Development

Purpose: To permit residential uses on the site and to seek FAR bonuses per the
North Branch Industrial Corridor Framework ordinance for the
establishment of a mixed use building with retail on the ground floor and
40 residential units.

NO. 20145-T1 (33rd WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6809

Common Address: 3121 North Rockwell Street

Applicant: Nicholas Pupillo

Owner: 3121 Rockwell LLC

Attorney: Gordon & Pikarski

Change Request: M2-3, Light Industry District to C3-5, Commercial, Manufacturing &
Employment District

Purpose: The Applicant seeks to use the existing building as a dance studio.

NO. 20160-T1 (33rd WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6869

Common Address: 3008 West Belmont Avenue

Applicant: Nicola Dooud

Owner: Nicola Dooud

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: C1-1, Neighborhood Commercial District to C1-3, Neighborhood
Commercial District

Purpose: To comply with the minimum lot area and maximum floor area to build a
new 4-story, mixed-use building with a commercial unit on the ground
floor and 3 dwelling units above.

NO. 20181 (34th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6857

Common Address: 11500 South Halsted Street

Applicant: 115 Halsted Properties LLC

Owner: 115 Halsted Properties LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: B3-1, Community Shopping District to C1-1, Neighborhood Commercial District

Purpose: The Applicant is seeking to permit a proposed car wash to operate in conjunction with the existing gas station that currently operates at the subject site.

NO. 20140 (36th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6822

Common Address: 5612-14 W. Grand Avenue

Applicant: Lotus Home Builders LLC

Owner: Omar Cruz

Attorney: Paul Kolpak

Change Request: C1-1, Neighborhood Commercial District to B2-2, Neighborhood Mixed-Use District

Purpose: To allow the subdivision of the zoning lot into three zoning lots. The resulting 3 lots will each contain one building consisting of 3 stories, 3 dwelling units, and 3 parking spaces, for a total of 3 buildings, 9 dwelling units.

NO. 20176 (37th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6837

Common Address: 527 North Lockwood Avenue

Applicant: Paul N. Eichwedel

Owner: Paul N. Eichwedel

Attorney: Pericles Abbasi

Change Request: RS-3, Residential Single-Unit (Detached House) District to RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To allow the owner to obtain Department of Buildings permits to legalize a third dwelling unit in the basement of the building.

NO. 20158 (38th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6854

Common Address: 5535-55 West Irving Park Road

Applicant: Marino Properties III LLC

Owner: 5555 W. Irving Park LLC

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: B3-1, Community Shopping District to C2-1, Motor Vehicle-Related Commercial District

Purpose: To allow outdoor auto sales and outdoor auto storage.

NO. 20161 (38th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6870

Common Address: 3413-15 North Harlem Avenue

Applicant: Christopher Raszkowski

Owner: Christopher Raszkowski

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: B3-1, Community Shopping District to B3-2, Community Shopping District

Purpose: To comply with the minimum lot area per dwelling unit requirements of the ordinance in order to add 2 additional dwelling units within the proposed third story addition, for a total of 4 dwelling units at the subject property.

NO. 20185 (38th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6848

Common Address: 6101 W. Mantrase Avenue

Applicant: Mitchell Maare

Owner: Mitchell Maare

Attorney: Paul Kalpak

Change Request: RS-3, Residential Single-Unit (Detached House) District to B2-1, Neighborhood Mixed-Use District

Purpose: To convert the existing 1-story brick building to a hardware store consisting of approximately 1270 Sq. Ft. with one rear dwelling unit.

NO. 20186-T1 (38th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6849

Common Address: 6328-32 W. Irving Park Road

Applicant: ERG Real Estate LLC

Owner: Walter Saranecki and Paul Scott Saranecki Living Trust dated July 26, 2006

Attorney: Won Sun Kim Esq.

Change Request: B3-1, Community Shopping District to B2-2, Neighborhood Mixed-Use District

Purpose: To construct a 3-story, 9-dwelling units building.

NO. 20187-T1 (38th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6851

Common Address: 6334-38 W. Irving Park Road

Applicant: 6330 W Irving Park Road LLC

Owner: Walter Saranecki and Paul Scott Saranecki Living Trust dated July 26, 2006

Attorney: Paul Kalpak

Change Request: B3-1, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: To construct a 3-story, 9-dwelling units building.

NO. 20137 (40th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6818

Common Address: 2150 West Foster Avenue

Applicant: Geri & Daniel Ward

Owner: Geri & Daniel Ward

Attorney: Thomas S. Moore

Change Request: RS-3, Residential Single-Unit (Detached House) District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant wishes to construct a proposed 3-story, 3-dwelling unit building and proposed 3-car detached garage at the rear of the property.

NO. 20147 (40th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6811

Common Address: 5136-38 North Claremont Avenue

Applicant: Matthew Collopy

Owner: Matthew Collopy

Attorney: Gordon & Pikorski

Change Request: RS-3, Residential Single-Unit (Detached House) District to RM-4.5, Residential Multi-Unit District

Purpose: The applicant seeks to subdivide the property into two lots. 5136 N. Claremont will be improved with new construction of a three residential dwelling unit building. 5138 N. Claremont will retain an existing four dwelling unit building.

NO. 20148 (40th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6812

Common Address: 5100-08 North Western Avenue

Applicant: Western Corman Bldg. LLC

Owner: Western Carmen Bldg. LLC

Attorney: Low Office of Mark J. Kupiec & Assoc.

Change Request: B3-2, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: To comply with the minimum lot area and maximum floor area to build a new 4-story, mixed-use building with commercial units on the ground floor and 24 dwelling units on the upper floors.

NO. 20194 (42nd WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6841

Common Address: 51-65 E. Randolph Street

Applicant: Global Citizenship Experience Lab School

Owner: Heritage Shops (SPV), LLC

Attorney: John J. George, Akerman LLP

Change Request: Residential-Business Planned Development No. 787 to Residential-Business Planned Development No. 787, as amended

Purpose: Applicant seeks to add "High School" as a permitted use.

NO. 20132-T1 (43rd WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6824

Common Address: 2616-18 North Clark Street

Applicant: 2616 North Clark, LLC

Owner: 2616 North Clark, LLC

Attorney: Rich Klawiter & Liz Butler – DLA Piper LLP (US)

Change Request: B1-2, Neighborhood Shopping District to B3-5, Community Shopping District

Purpose: To allow for the establishment and operation of a boutique hotel with 20 hotel rooms within the existing 5-story commercial building.

NO. 20175-T1 (43rd WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6845

Common Address: 961 West Montana Street

Applicant: 961 W. Montana Street, LLC

Owner: 961 W. Montana Street, LLC

Attorney: Katriina S. McGuire/Thompson Coburn LLP

Change Request: RM-5, Residential Multi-Unit District to B2-3, Neighborhood Mixed-Use District

Purpose: To establish a multi-family residential building with eight residential units and two parking spaces.

NO. 20189 (43rd WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6853

Common Address: 2604-2742 North Sheffield Avenue

Applicant: Chicago Housing Authority, an Illinois municipal corporation

Owner: Chicago Housing Authority, an Illinois municipal corporation

Attorney: Joseph P. Gattuso/Taft Stettinius & Hollister LLP

Change Request: Residential Planned Development No. 52 to B3-2, Community Shopping District, then to Residential Planned Development No. 52, as amended

Purpose: The applicant proposes additional development at the subject property.

NO. 20134-T1 (44th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6826

Common Address: 3312 North Halsted Street

Applicant: Lion Halsted 2, LLC

Owner: Lion Halsted 2, LLC

Attorney: Paul Shodle & Liz Butler - DLA Piper LLP (US)

Change Request: C1-2, Neighborhood Commercial District to C1-3, Neighborhood Commercial District

Purpose: To allow for the construction of a four-story mixed-use building.

NO. 20182 (44th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6858

Common Address: 3542 North Southport Avenue

Applicant: CA Residential 3542 N Southport, LLC

Owner: CA Residential 3542 N Southport, LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: B3-2, Community Shopping District to B3-3, Community Shopping District

Purpose: The Applicant is seeking to permit a proposed four-story, mixed-use building with retail at grade and three (3) dwelling-units above.

NO. 20183-T1 (46th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6863

Common Address: 4502-04 North Beacon Street

Applicant: Malden Development LLC -- 4502-04 N. Beacon

Owner: Malden Development LLC -- 4502-04 N. Beacon

Attorney: Law Offices of Samuel V.P. Banks

Change Request: RS-3, Residential Single-Unit (Detached House) District to B2- 3, Neighborhood Mixed-Use District

Purpose: The Applicant is seeking to permit a new four-story, nine (9) unit residential building supported by ten (10) garage parking spaces.

NO. 20188 (46th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6852

Common Address: 4635-37 North Broadway Avenue

Applicant: 4635 Broadway LLC

Owner: 4635 Broadway LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: B2-3, Neighborhood Mixed-Use District to B3-3, Community Shopping District

Purpose: The Applicant is seeking to permit a packaged goods (liquor store) on the first floor of the existing building.

NO. 20192-T1 (46th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6829

Common Address: 1039 West Lawrence Avenue

Applicant: Lawrence Lofts, LLC

Owner: Lawrence Lofts, LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: B3-3, Community Shopping District to B3-5, Community Shopping District

Purpose: The Applicant is seeking to convert the existing eight-story, one hundred and sixty-one (161) unit (SRO) building to a mixed-use building with retail space at grade and eighty (80) dwelling units above.

NO. 20150-T1 (47th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6814

Common Address: 3914 N. Hermitage Avenue

Applicant: Michael Kretch

Owner: Michael Kretch

Attorney: Schain Banks Law, Tyler Manic

Change Request: RS-3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The purpose of the rezoning is to renovate the interior of the existing building to allow for an additional dwelling unit in the basement for a total of 3 residential dwelling units and 3 parking spaces with a roof top deck on a new detached 3 car garage.

NO. 20154 (47th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6864

Common Address: 4646-50 North Damen Avenue

Applicant: 4646 Damen, LLC

Owner: 4646 Damen, LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: B2-3, Neighborhood Mixed-Use District to C1-3 Neighborhood Commercial District

Purpose: The Applicant is seeking to locate and establish a *veterinary clinic*, within the grade-level of the partially-constructed and permitted four-story, mixed-use building, at the subject site.

NO. 20155 (47th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6866

Common Address: 4311 North Western Avenue

Applicant: Jacie Construction, LLC

Owner: Jacie Construction, LLC

Attorney: Low Offices of Samuel V.P. Banks

Change Request: B3-2, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: The Applicant is seeking to raze the existing *non-conforming* building and to improve the site with a new four-story multi-unit residential building.

NO. 20174 (48th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6840

Common Address: 5524-5530 N. Magnolia Avenue

Applicant: JAB Merger, LLC

Owner: The Catholic Bishop of Chicago, an Illinois Corporation, Sole

Attorney: Kotriino McGuire/Thompson Coburn LLP

Change Request: RS-3, Residential Single-Unit (Detached House) District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant seeks to rezone the property to establish an eight-unit multi-family residential development in an existing 3-story building with basement.

NO. 20136 (50th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6817

Common Address: 2119 West Touhy Avenue

Applicant: Cornel Tibu

Owner: Cornel Tibu

Attorney: Thomas S. Moore

Change Request: RS-3, Residential Single-Unit (Detached House) District to RT-3.5, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant wishes to rezone the property to make the existing garden unit at the subject property code-compliant. The current zoning does not allow for more than 2 units of a property.